

Village of Northfield Building Department

H. JASON WALTERS, BUILDING & ZONING SUPERINTENDENT
199 LEDGE RD
Northfield, OH 44067

Phone: 330-467-7139, Ext. 20

NOT APPROVED

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To Sellers and Purchasers of Real Estate in the Village of Northfield:

Please be advised that the Village of Northfield's Point of Sale Exterior Inspection Ordinance is designed to assist with maintaining the quality of the Village's housing stock and real estate values. In performing such point of sale exterior inspections and issuing certificates of exterior inspection, the Village does not insure, warrant, or guarantee that the inspection certificate contains all of the violations of the Village's Codified Ordinances or defects concerning the property. Such inspections should be considered by all parties as the Village's best effort to make known to owners and purchasers of real estate the known exterior maintenance violations on a given property at the time the exterior inspection is made.

Likewise, in issuing a compliance document pursuant to the point of sale inspection ordinance, the Village does not insure, warrant, or guarantee the quality of repairs or standard of work exhibited in the correction of violations listed on the inspection certificate. Such document should be construed only as a statement by the Village that some or all of the violations listed on the inspection certificate have been corrected to the Village's satisfaction.

The Village's exterior point of sale inspection should not in any way be considered as a substitute for a private home inspection.

Very truly yours,
H. Jason Walters, Building and Zoning Inspector,
Village of Northfield

POINT OF SALE/PROPERTY MAINTENANCE VIOLATION INSPECTION

Requested by: JENNIFER PALAME; RE/MAX TRINITY

Address Inspected: 9010 CAMBRIDGE DR, NORTHFIELD OH 44067

Property Owner: CHAMPION MORTGAGE

Phone: 216 337 1582; JENNIFER PALAME JPALAME@YAHOO.COM; LOLIVER@PRO-GRESSIVEURBAN.COM

Date Inspected: 8/29/14

Certificate Approval Date:

VIOLATIONS WILL BE BOLDED, UNDERLINED ALONG WITH A DESCRIPTION OF VIOLATION IN EACH SECTION.

DESCRIPTION

WORK ORDER

1. EXTERIOR ELECTRICAL: 1422.05 Commercial; 1490.02 Residential

A. Fixtures improperly installed	Correct or remove
B. Outlets improperly installed	Correct or remove
C. Improper overhead clearance	Adjust proper clearance
<u>D. Devices not weatherproof</u>	<u>Replace or remove</u>
E. Yard or area lights	Remove or install per code
<u>F. Light fixtures</u>	<u>Replace protective globe/fixture</u>
G. Code violation	Update/repair/replace
H. Door Bell	Repair/replace
I. Main service line	Replace/Summit County Permit

FRONT LIGHT NEEDS REPLACED.

2. SIDEWALLS: 1422.04 Commercial; 1422.07 Commercial; 1490.05 Residential

A. Deteriorated sill plates	Replace sill plates
B. Buried/missing sill plates	Replace sill plates
C. Deteriorated missing studs	Replace studs
D. Deteriorated missing siding	Replace siding
E. Out of plumb vertically	Replace vertically
F. Out of horizontal alignment	Realign horizontally
G. Unprotected exterior surface	Replace/prime/coat all wood
H. Deteriorated brick or stone	Replace/repair
I. Mortar joints not weather tight	Rake and properly repoint
J. Deteriorated fascia/trim	Replace
K. Deteriorated sash/trim/sill	Replace

REMOVE BACK PATIO ROOM

3. ROOF/ROOFING MATERIAL: 1422.04 Commercial; 1422.05 Commercial; 1490.04 Residential; 1490.05 Residential

A. Multiple layers of shingles	Remove/replace
B. Deteriorated/sagging structural frame	Replace/repair
C. Deteriorated sheathing	Replace/repair
D. Deteriorated missing covering	Replace/repair
<i>E. Down spouts/gutters missing</i>	<i>Replace/repair</i>
F. Gutters improperly connected	Install as required
<i>G. Down spouts not connected</i>	<i>Properly connect to sewer</i>

H. Broken/deteriorated shingles/slates	Replace to match
I. Loose shingles/slates	Fasten properly
J. Missing shingles/slates	Replace to match
K. Loose or missing flashing	Fasten or replace
L. Shingle life expired	Replace
<u>M. Roofing/structure is questionable</u>	<u>Contractor Inspection needed</u>

HAVE A REGISTERED CONTRACTOR DO COMPLETE ROOF INSPECTION OF HOME AND REPORT TO BUILDING DEPT. GARAGE ROOF NEEDS COMPLETE TEAR-OFF AND RE-ROOF.

4. **DOORS:** 1422.05 Commercial; 1490.05 Residential; 1422.02 Commercial; 1490.02 Residential

A. Deteriorated or missing door to pool area	Replace or install doors
B. Broken missing glass	Replace/repair
C. Improperly installed hardware	Replace/repair
D. Non-functioning hardware	Replace/repair
E. Damaged overhead/service doors	Replace/repair
F. Damaged or missing storm door	Install or repair
<u>G. Patio Door – Damaged/deteriorated</u>	<u>Replace/repair</u>

REAR PATIO DOOR, MAIN GARAGE DOOR

5. **WINDOWS:** 1422.05 Commercial; 1490.05 Residential

A. Frames loose unsound	Replace/repair
B. Sash broken/loose/unsound	Replace/repair
C. Glass broken missing	Replace
D. Loose missing glazing	Replace
E. Deteriorated frame or sash	Replace
F. Improper/unfinished installation	Finish/repair

NO VIOLATIONS

6. **YARD AREA/SHRUBBERY:** 660.17, 660.14(e), 660.17, 660.18; 1024.04 Commercial/Residential

<u>A. Grass Over 8" high</u>	<u>Mow and Maintain</u>
<u>B. Noxious Weeds</u>	<u>Remove and prevent recurrence</u>
C. Dead/diseased trees	Remove
<u>D. Debris and litter</u>	<u>Remove</u>
<u>E. Overgrown and untrimmed</u>	<u>Trim and maintain</u>
F. Overgrown in the right of way	Trim and maintain
<u>G. Landscaping</u>	<u>Trim and maintain</u>

TRIM ALL TREES & SHRUBS/GRASS & WEED. REMOVE LITTER AND FIX LANDSCAPING

7. DRIVEWAY/PRIVATE & PUBLIC WALKS/APRONS/PATIOS:

1422.05 Commercial; 1490.05 Residential; 1422.075 Commercial; 1490.075 Residential

A. Concrete spalled 50% or more	Replace or repair
B. Concrete cracks over 1"	Repair
C. Trip hazards exceeding 1"	Repair
D. Too severe slope	Repair or replace
E. Obstruction inside walk area	Remove
F. Loose, rocking/un-level/missing walk	Repair or replace
G. Too smooth surface/slippery	Repair or replace
<u>H. Deteriorated asphalt/concrete</u>	<u>Repair cracks/depressions</u>
I. Paver stones unlevel	Level or remove/replace
J. Apron poor condition	Remove and replace
<u>K. Driveway 50% or more in need of repair</u>	<u>Remove and replace</u>
<u>L. Section(s) of concrete with severe cracks</u>	<u>Remove and replace</u>
<u>M. Concrete/asphalt with gaps exceeding 1/4"</u>	<u>Repair/fill</u>
N. Asphalt crack/fill & seal maintenance	Crack fill & seal
O. Stone Driveway -Ord#1278.01	Replace with concrete/asphalt

REMOVE & REPLACE REAR AREA OF CONCRETE AND REPAIR DRIVEWAY DRAIN.
REPAIR AREA OF CONCRETE WHERE IT WAS WIDENED SECTION IN MIDDLE REPAIR
CRACK IN APRON.

8. FENCING:

1422.05 Commercial; 1490.05 Residential; 1422.075(1) Commercial; 1490.075(1) Residential

A. Inadequate structural frame	Replace/remove fence
B. Deteriorated and/or broken members	Replace/remove fence
C. Zoning code compliance	Remove/seek variance
<u>D. Gates and hardware non-functional</u>	<u>Remove/repair/replace</u>
<u>E. Chain link fence</u>	<u>Paint/repair/replace</u>

FENCE.

9. IDENTIFICATION HOUSE NUMBERS: 1474.01 (house/building); 1475.01 (mailbox)

<u>A. Number missing</u>	<u>Install required numbers</u>
B. Number incomplete	Install missing numbers
C. Not legible	Make readable from street
D. Mailbox	Repair/replace

INSTALL NUMBERS ON HOME.

10. PAINTED SURFACES: 1422.05 Commercial; 1490.05 Residential

A. Alligatored finish	Prepare/prime/re coat
B. Severely blistered	Prepare/prime/re coat
C. Cracked or peeling	Prepare/prime/re coat
D. Bare Wood	Prep/paint

NO VIOLATIONS

11. SIDING AND TRIM:

1422.05 Commercial; 1490.04 Residential; 1422.05 Commercial; 1490.05 Residential

A. Broken/bent/dented/cracked siding	Replace or repair
<u>B. Deteriorated or rotted siding</u>	<u>Replace or repair</u>
<u>C. Broken/dented trim (corner boards)</u>	<u>Replace or repair</u>
<u>D. Deteriorated easing, jambs, sill</u>	<u>Replace or repair</u>
E. Deteriorated/damaged shutter	Replace or repair
<u>F. Deteriorated/damaged/missing fascia/sofit</u>	<u>Replace or repair</u>
G. Siding soiled	Needs washed
H. Aluminum Siding	Faded/oxidized-wash/pain

SIDING, FASCIA, SOFIT OF GARAGE & HOME.

12. GUTTER/DOWN SPOUTS AND SANITARY MAIN:

1422.04 Commercial; 1490.04 Residential

A. Improper connections/Storm sewer	Properly install at storm sewer
<u>B. Damaged down spouts/gutters</u>	<u>Replace or repair</u>
<u>C. Deteriorated down spouts</u>	<u>Replace or repair</u>
<u>D. Deteriorated gutters</u>	<u>Replace or repair</u>
E. Loose or open	Repair
F. Cross connection recorded	Contact service department
<u>G. Gutters full of debris</u>	<u>Need cleaned</u>
*H. Evidence of sanitary sewer issues	Camera inspection required-needs to be recorded-on DVD only
<u>*I. All clay tile sanitary main lines from home to curb – must be filmed</u>	
<u>J. Evidence of storm sewer issues</u>	<u>Must be filmed</u>

***If camera inspection reveals the homes sanitary/storm main line(s) has issues, you will be required to repair/or replace the homes main sanitary sewer lateral or storm lines. All homeowners are responsible for the homes main line, from the home to the connection of the public main sewer lines. This will be determined by the Village of Northfield Building and Zoning Inspector and/or Village Engineer.**

FILM SANITARY LINES & MAKE REPAIR OR REPLACE IF NEEDED. STORM SEWER FILM MAKE SURE ALL FOOTER TILE & DOWNSPOUTS DRAINING AND IN GOOD WORKING ORDER-FILM THE ENTIRE SYSTEM. IF IT CAN'T BE FILMED, MUST BE REPLACED.

13. FOUNDATION ABOVE GRADE: 1422.03 Commercial; 1490.03 Residential

A. Stoops deteriorated/not level	Replace/repair/re level
B. Steps/stoops not secure	Anchor properly
C. Deteriorated brick, stone, and or concrete	Replace/repair

D. Unsafe, missing, unsecured railing	Replace/repair
E. Not weather tight	Fill/seal

NO VIOLATIONS

14. WINDOW WELLS: 1422.05 Commercial; 1490.05 Residential

A. Drains blocked	Clean and maintain
B. Deteriorated masonry	Replace/repair
C. General condition	Repair

NO VIOLATIONS

15. CHIMNEY: 1422.05 Commercial; 1490.05 Residential

A. Mortar joints not weather tight	Rake and properly repoint
B. Deteriorated protective cap	Repair/replace
C. Broken, flaking spalled brick	Replace where deteriorated
D. Draft deflector broken/missing	Replace/repair

NO VIOLATIONS

16. SCREENING: 1422.05 Commercial; 1490.05 Residential

<u>A. Deteriorated torn fabric</u>	<u>Replace fabric</u>
<u>B. Loose fabric or frame</u>	<u>Repair</u>
<u>C. Portions Missing</u>	<u>Replace</u>

REPAIR/REPLACE SCREENS

17. PORCHES/DECKS: 1422.05 Commercial; 1490.05 Residential

A. Loose missing floorboards	Replace/repair
B. Loose missing ceiling boards	Replace/repair
C. Deteriorated/loose/missing railings	Replace/repair
D. Deteriorated floor covering	Replace/repair
E. Deteriorated support columns	Replace/repair
F. Deteriorated framing members	Replace/repair
G. Dirty/unprotected	Wash/protect

NO VIOLATIONS

18. CANOPIES/PATIO ENCLOSURES: 1422.05 Commercial; 1490.05 Residential

A. Loose attachment to structure	Anchor properly
B. Loose missing flashing	Replace/repair
<u>C. Deteriorated portions</u>	<u>Replace/repair</u>
<u>D. Inadequate structural support</u>	<u>Install proper support</u>

REMOVE REAR PATIO ENCLOSURE-CAN BE RE-BUILT TO CODE OR JUST REMOVE.

19. DETACHED STRUCTURES: ***GARAGE POOR NEEDS REHAB***

20. OVERALL PROPERTY CONDITION AND ADDITIONAL COMMENTS:

POOR! WILL MEET ANY POTENTIAL BUYER TO DISCUSS ISSUES. THIS PROPERTY NEEDS A LOT OF WORK.

Repairs may be made by the buyer or the seller. All repairs shall be made within 60 days of the date of inspection unless other arrangements have been approved by the Building Department.

If the BUYER is to assume the responsibility of the repairs, a Letter of Commitment stating that they will assume that responsibility is required.

The BUYER is responsible for obtaining a Certificate of Occupancy from the Building Department.

Date of Inspection: 8/29/14 Date of Approval: NOT APPROVED

H. Jason Walters, Harold J. Walters, Building Inspector